

**BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON**

BOARD MEETING MINUTES

November 28, 2005

The Board of County Commissioners for Lewis County, Washington met in regular session on Monday, November 28, 2005; at 10:05 a.m. **COMMISSIONERS DENNIS HADALLER, RICHARD GRAHAM AND ERIC JOHNSON** were in attendance. The meeting was called to order by **CHAIRMAN HADALLER** who determined a quorum and proceeded with the flag salute. **COMMISSIONER RICHARD GRAHAM** moved to approve the minutes from the meeting held on Monday, November 21, 2005. **COMMISSIONER ERIC JOHNSON** seconded the motion. Motion carried 3-0

PUBLIC COMMENT:

No one signed up to speak during public comment.

NOTICES:

COMMISSIONER JOHNSON moved to approve the Consent items 1 through 3. **COMMISSIONER GRAHAM** seconded the motion. Karri Muir, Clerk of the Board read the following items:

1. **Notice of Hearing:** Lewis County Board of County Commissioners will hold a public hearing on Dec. 19, 2005 on or after 10:30 A.M. at the Lewis County Courthouse, Commissioner's Hearing Room, Second Floor to consider public testimony in the matter of authorizing an application by Lewis County to the State of Washington in the amount of \$1,050,000 for a CDBG Float Loan on behalf of Cardinal Glass Industries, Inc.
2. **CALL FOR BIDS:** Call for bids to trade for the Lewis County Sheriff's Office confiscated, forfeited, and unclaimed firearms. Bids will be opened on Monday, December 12, 2005 on or after 10:30 A.M. at the Lewis County Courthouse, Commissioner's Hearing Room, Second Floor, Chehalis, WA **Resolution No. 05-310**
3. **Notice of Hearing:** Lewis County Board of County Commissioners will hold a public meeting on Dec. 6, 2005 on or after 1:30 P.M. at the Lewis County Courthouse, Commissioner's Hearing Room, Second Floor, Chehalis, WA for the purpose of holding their first workshop on; (1) changes to the Lewis County Code (LCC) Title 15 "Building Code" and (2) revisions to the LCC Title 12 "Public Roads and Places".

Motion carried 3-0

CONSENT:

COMMISSIONER GRAHAM moved to approve Consent agenda item 4 and **COMMISSIONER JOHNSON** seconded the motion. Karri Muir, Clerk of the Board, read the item aloud.

4. **Resolution No. 05-311** Approving a contract agreement between Lewis County and the Washington State Department of Health & Social Services Division of **Developmental Disabilities** in the amount of \$1,461,020.00 for the 2005-2007 biennium.

Chairman Hadaller asked for questions. There were none. Motion carried 3-0. He recessed the meeting until 10:30 a.m.

BID OPENING/HEARING:

10:30 AM BID OPENING: Area 5 Snow Sand

Chairman Hadaller called the meeting back to order and introduced Bill Frare, Assistant County Engineer

Mr. Frare stated there were two bids. He opened the sealed bids and read the two bids aloud. 1st bidder was Dulin Construction Co. and the 2nd bidder was Good Crushing Inc.

<i>NAME</i>	<i>ADDRESS</i>	<i>AMOUNT</i>
Dulin Construction	PO Box 38 Centralia, WA 98531	\$5,675.79 <i>Area 5</i> \$13,440.96 <i>Larson Pit</i>
Good Crushing Inc.	699 Tennesse Rd Winlock, WA 98596	\$9,693.00 – <i>Area 5</i> \$21,540.00 <i>Larson Pit</i>

Mr. Frare stated a recommendation would be made to the Board at 3:30 p.m.

HEARING: Lewis County Planning Policies and UGA's

Chairman Hadaller announced the hearing and asked for a staff report. He also stated that BOCC would take written comments untli 5:00 pm on December 2, 2005. **Phil Rupp**, presented the County Wide Planning and UGA's noting several wording changes.

He then presented the requests the Planning Commission has been working on:

City of Morton: to reduce the UGA by 70 acres

City of Napavine: to increase the UGA by 845 acres

City of Chehalis: to increase the UGA by 400 acres

City of Winlock: to increase the UGA by approximately 980 acres

Attached are the findings and conclusions for consideration to the BOCC from the Planning Commission.

The Planning Commission did note that the popular tree plantation is not contiguous.

Commissioner Johnson asked if land was in threatened environmental areas, why are we putting them on the UGA?

Phil Rupp answered it was to be able to provide services to these areas.

Commissioner Johnson asked what the density of Chehalis would be with the added acreage?

Phil Rupp said that Bob Nacht from City of Chehalis would address this question later.

Phil Rupp stated that City of Napavine 845 acre request was for residential, commercial, and industrial space. The planning commission supports this request with the exception of 10 acres known as the Kalich site, and excepting the 110-acre site known as the Breen property

Commissioner Graham stated that he thought this was withdrawn. **Phil Rupp** said that it had not been withdrawn

Phil Rupp stated the Planning Commission had concerns with the ability to provide service to the City of Winlock proposed 980 acres. The Planning Commission recommended the concerns be addressed in an interlocal agreement.

Commissioner Johnson noted that we have already had a workshop on November 28, 2005. There were presentations from staff and proponents.

Chairman Hadaller informed the audience there was a sign up sheet for testimony, and each person would be limited to 3 minutes.

Phil Rupp informed the audience there was also sign up sheet for those in attendance.

Commissioner Graham brought up that Napavine had talked about the 10 acre Kalich site and he did not see anything in Exhibit A about this. He asked if the owner had requested to not be in the UGA or did Lewis County just do it?

Commissioner Johnson stated that he was concerned that the City of Chehalis did not get the needed materials to the Planning Commission in order to make approvals. He feels we may be setting ourselves up.

Phil Rupp said materials came in late and they are now available to make decisions, and they are able to delay the decision beyond the year 2005.

Commissioner Graham noted under the Planning Commissions transmittal sheet there was talk about City of Morton's reduction of 70 acres. On page 5 of staff recommendation it was 70 acres. So this was an over sight.

Chairman Hadaller asked for questions from the audience. There were none. A short recess was called for sign up sheets.

11:05 AM

Chairman Hadaller called the meeting back into session. He started the audience participation with the City of Chehalis

Bob Nacht answered questions. There was no calculation on overall density. He will submit the current. He does know it is over the 4.0 per acre. There are no provisions to allow going below 4.0.

Coal Creek is in an environmental sensitive area, the property owners have requested to be added for city sewer. The city upgraded water lines in that area. County Health said there is a tendency for failures on sewers in that area. They are trying to preclude contamination of the area.

He noted that the Planning Commissions meeting to do with water and sewer lines has nothing to do with capacities. There are no proposals for expansion for the existing systems. Additional information would be provided prior to the deadline.

Chairman Hadaller no one signed up from Morton or Napavine, and he moved on to Winlock

Dick Riley represents Gibbs and Olsen Eng. The city is in the process of updating the wastewater plant. Putting the plans together and planning on upgrading by 12-2007. The building will be as large as they can go for future growth.

Commissioner Johnson asked what the new rates would be considering all funding sources, impact of growth and current rates.

Mr. Riley they had not done a rate study. With the impact of growth rates the current monthly amount is \$41 per month, with only loan funding the rates with no growth would be \$150 per month, with growth rates would be \$40 to \$50 per month.

The city and the Mickleson family have a verbal agreement about water rights.

Commissioner Johnson asked if the rights had been transferred and what the service acre fee would be.

Mr. Riley said he would get the answer for him today.

Chairman Hadaller asked what the time frame for the transfer would be.

Mr. Riley said it would take about 2 to 3 years for the transfer to be complete.

Chairman Hadaller called the next speaker.

Eric Eisemann gave 6 points on why the BOCC should consider approving Winlock's proposal. (1) Need for economic development and to better position itself. They are now 18% below income wage.(2) Create jobs for Southwest Lewis County and Winlock. There will be 106 acres of industrial which will create 2300 new jobs in which 85% of them will be family wage jobs. There will need to be an interlocal agreement with Winlock to manage the lands. (3) Housing sized fairly small to meet the needs of growth. (4) Vision, they have held 24 public meetings, 3 meetings per month to give the public a chance to talk. (5) Compliance with GMA. (6) Benefit to the county to provide jobs and housing taxes will bring in 2.6 million in revenues.

Commissioner Johnson asked to compare parallels from Winlock to Ridgefield. Did Ridgefield have full capacity?

Mr. Eisemann stated that Ridgefield did not have full capacity that it took awhile. They are working on this for Winlock.

Commissioner Johnson commented that 20-year plan on the horizon how soon how quick. It's hard to look at 20 years it has been a struggle.

Mr. Eisemann noted they had a 6-year detailed look at all concurrent infra structures and agreed it was a long-term vision.

Commissioner Graham read from the material and stated that GMA has no priority over the other.

Commissioner Johnson said that he was afraid they were depending on outside funding sources for infra-structure. He was glad to hear they were not so dependent on this.

Commissioner Hadaller called next speaker.

Cy Myers Winlock Mayor stated he would defend this proposal on appeal like he did for Cardinal.

Commissioner Hadaller called next speakers.

Mary Garrison President of South Lewis County Chamber has been watching Communities fade away. She would like the BOCC to see the human side of businesses closing.

Debra Dwelly referred to RCW 36.70A.130 noting that outside of the city is already characterized by Urban Growth.

Bob Holland spoke on behalf of EDC stating there is a need for commercial/industrial zones. There is a need for industrial lands. They are the weakest regions in the county; income levels are at the lowest capacity. He supports the revision proposal.

Gene Butler lives in Chehalis and submitted letter this morning. He talked about Chehalis withdrawing their proposal, and if they hadn't they should be excluded since it is not contiguous to a UGA boundary. There is a sight at the south end of Chehalis in the proposal for a mobile home development, which the county denied the proposal due to it being in a 100-year flood zone. The proponents now want to build a retirement community in a flood zone placing seniors citizens in harms way. He believes the land is in invalidity because it has been used for agricultural resource purposes. The ARL rules should be resolved before this is passed.

He stated that Napavine had withdrawn the Breen/Kalich properties. Are they ARL lands?

He stated that expanding Winlock to I-5 is not characterized by urban growth; it is in an invalidity area. He finalized his statement by saying most of the land sought to be included in the UGA is in an invalidity area.

Commissioner Johnson asked what planning department?

Mr. Butler replied the County planning department

Commissioner Johnson stated define urban growth areas, define your area and then stated how do we expand?

Mr. Butler stated that RCW 36.70.350 is a vehicle to be used for expansion

Michael Alvarez a Winlock Commissioner said we need a UGA. It is not possible to raise a family on minimum wage. They have to leave the area when they are grown to pursue jobs. Expansion to I-5 is viable.

Paul Foster has lived in the area has been in decline for a long time. The city has done a good job to pursue development. This should be done and I hope it will happen.

Lee Wheeler, previous mayor of Winlock stated that 50-60 years ago the city was full. The freeway and box stores have made the area suffer. Previous industry was centered around the RR. Water is a big criteria. There has been effort to build houses out on smaller pieces of ground. Housing demands are there.

Jack Davies stated the previous 2 speakers said what he wanted to say.

Clint Mickelson owns a farming business. He supports the UG proposal. He will work the city on the transfer of water rights. He is moving the other ½ of his business to Moses Lake in the spring.

Suzie Kyle an organic farmer has spoke the past year about responsible growth. She has a shared vision; she feels there is not enough information on losing farm land. No one has talked to her about the UG and with our doing so, you are making a mistake. Small family farms are being threatened. We are importing more food than we are exporting as a country. Agricultural is not being giving a fair share. Not in favor of this proposal.

Commissioner Johnson questioned her statement that the process was not fair and just and stated that public is welcome to submit comments in writing.

Pat Dobyns late husband had built roads and football fields. When she was growing up Winlock had everything you needed. Winlock has gone down hill. It needs the opportunity to grow. Farms are not farms that people could make a living at. She urges the approval.

John Keifley lives in the Vader area supports the UGA. He feels the process has been good. The area needs growth and his family supports that opportunity.

Mike McDonald co-chair of the Winlock Planning Commission stated this was not a new plan. There has been one for last 4 to 5 years. The community is committed to implementing this plan. He would like to see this happen for Winlock and Lewis County.

Chairman Hadaller Noted the BOCC would be in recess until the 2:30 p.m. work session.

Steve Ashely from Napavine stated that the Kalich property in 1996 requested to be out of the UGA from the owner. It got lost and 2 years ago the owner came back and requested the property be excluded. Napavine does not object to the removal of the Kalich or Breen properties.

Chairman Hadaller closed the public hearing. He stated there would be no public comments at the 2:30 workshop on GMA compliance. He also reminded the audience that written comment from today's hearing would be accepted till 5:00 PM on December 2, 2005.

Work Session:

Chairman Hadaller called the meeting back to order from the earlier recess. Opened the work session on GMA compliance.

Phil Rupp turned over the session to TJ Kernan

TJ Kernan stated that they had gone over this plan in public meetings.

Commissioner Johnson asked if the BOCC would adopt the work plan after the public hearing.

Phil Rupp stated yes after the public hearing it will be adopted.

There was discussion on starting the critical areas now instead of waiting till 12-06. It was agreed that they should start ASAP. It was stated that several cities are going to adopt what the county has done

They discussed who was going to do the inventory in those cities and it stated that they would have to appoint someone there to do it. It would have to be someone physically going out and completing the inventory.

There is a proposal to obtain a consultant. Community Development is going to put in 1 application with CTED for funds for inventories.

Chairman Hadaller brought up the management of Shoreline and logging plans have different criteria and how is CD going to incorporate these by 2012?

Bob Johnson said that would be in interesting challenge since there was not already a regulation.

Commissioner Johnson stated that Forest Practices was governed by State of WA. He does not like the wait and see theory. He worries that Thurston County is out first with critical areas, we may regret waiting.

Bob Johnson said on both sides there is money available to start gathering information on critical areas and start hiring a consultant to start the work.

BID AWARDS:

3:30 p.m.

BID OPENING: For the Area 5 Snow Sand Proposal

Chairman Hadaller called the meeting back to order and announced the bid award.

Bill Frare, Assistant County Engineer, indicated the lowest responsible bidder was Dulin Construction with a bid of \$19,116.75.

COMMISSIONER GRAHAM moved to approve Resolution #05-312. **COMMISSIONER JOHNSON** seconded. Motion carried 3-0.

Chairman Hadaller recessed the meeting until 6:00 p.m.

HEARING: 2006 Lewis County Budget

Commissioner Hadaller reopened the meeting at 6:00 p.m. There were no members from the general public present. The Commissioners and Chief of Staff, Larry Keeton discussed the 2006 budget. Because there were no citizens present, except for staff, the meeting was adjourned at 6:15 pm.

There being no further business, the Commissioners' public meeting was adjourned at p.m. on Monday, November 28, 2005. The next public meeting will be held on Monday, December 5, 2005.

Please note that minutes from the Board of County Commissioners’ meetings are not verbatim. A tape of the meeting may be purchased at the Commissioners’ office.

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY WASHINGTON

ATTEST:

Dennis Hadaller, Chairman of the Board

Karri Muir
Clerk of the Board
Lewis County Commissioners

Richard Graham, Commissioner

Eric Johnson, Commissioner